

**Minutes of the October 1, 2025
Long Range Planning Committee (LRPC)
Peninsula Community Planning Board (PCPB)
On-line Virtual Meeting**

17:48 Call to order

Board Members Present: Chair Javier Saunders, Christine Smith, Jacquelin Greulich, Sam Laub,
Appointed Community Members Present: Paul Grimes. Absent: Cliff Graham, Dee Brown, Andrew H.

B. Review and Approval of Minutes

The minutes for the July 2025 meeting were approved by the committee.
Sam L motioned to approve; JavierS seconded. Unanimously approved.

C. Non-agenda Public Comments

Sam L. mentioned that SB 70 narrowing passed and the Governor had not yet signed SB79 into law. Sam suggested that a letter from the Board may add additional weight for the Governor to veto. Sam will prepare a letter and forward to Eric for signature to see if there was an appetite for a special meeting to authorize a letter to the Governor.

D.a. Opportunity to provide suggestions to City for the 2026 Land Development Code Update
(Christine Smith)

Christine S. stated the City was accepting public comments for the 2026 LDC till October 31, 2025.
Christine recommended five code updates.

- 1) **Limit Number of Dwelling Units per Parcel that May Be Short-term Rentals (STRs); Code Section Affected: §510.0104(d), §510.0104(e) – Recommendation;** on parcels that have 5 or fewer dwelling units, only one dwelling unit may have an STR license. On a parcel with 6 or more dwelling units, only 2 dwelling units or 20% of the dwelling units may have STR licenses, whichever is greater.
- 2) **Distribute Short-Term Rentals by Community Planning Area; Code Section Affected: §510.0104(d)(4), §510.0104(d)(5)- Recommendation;** Limit the total number of Tier Three Licenses issued shall not exceed 1 percent of the total housing units in each Community Planning Area except for Mission Beach Community Planning Area.
- 3) **STR Host Must be on Parcel’s Deed for Tier 3 or Tier 4 License; Code Section Affected: §113.0103, §510.0104(d), §510.0104(e), §510.0102-Recommendation;** Add a requirement that hosts for a Tier 3 or Tier 4 permit must be a record owner, per definition 113.0103.
- 4) **Change major transit stops used to define Sustainable Development Area (SDA) from planned in the Regional Transportation Plan (RTP) to those that already exist or are funded to be completed in the current planning cycle (RTIP); Code Section Affected: §113.0103- Recommendation;** Amend the Code to base the Sustainable Development Area (SDA) on the major transit stops in the Regional Transportation Improvement Program (RTIP) instead of the Regional Transportation Plan (RTP).
- 5) **Change SDA Walking Distance to ½-Mile to Transit Stop; Code Section Affected: §113.0103- Recommendation;** Amend the San Diego Municipal Code to base the Sustainable Development Area (SDA) on one-half mile walking distance instead of the current one-mile walking distance.

Javier S. mentioned all recommendations are items the Board and community have voiced concern and thanked Christine for bringing these items forward and for the recommendations.

Christine provided a sixth recommendation - to add a revision to the interior side yard and rear yard setback for ADU structures to be four (4) feet as allowed by state law. The City is still allowing zero-foot setbacks for ADU's below 16 ft. Code Section Affected: §141.0302(9)(C) through (D).

JavierS motioned to approve the proposed code changes with addition of a request to revise the set side yard and rear yard setbacks from the property line to 4 feet for all ADUs, as is consistent with state law and to send on to PCPB board to approve. Jackie G seconded the motion.

Motion passed unanimously.

D.b. Capital Improvement Project Priorities list (Javier Saunders)

Javier S. mentioned that the Board approved community recommendations for the 2026-2031 Capital Improvement Program. The letter to Councilmember Jen Campbell is part of the 2026-2027 budget process and an opportunity for City Council to shape the Mayor's proposed budget and community priorities. The letter includes all projects previously approved by the Board including the following key projects; Liberty Station Aquatic Center and Loma Portal Light Improvements.

Christine S. motioned to approve the letter. Second by Sam L. The motion was approved unanimously.

D.c. Midway Rising Letter to City Council (Javier Saunders)

Javier mentioned that the Planning Commission approved the Midway Rising project and SEIR. The majority of the public comments centered on the lack of infrastructure and traffic improvements. The public also voiced concern for the need to move the bus/transportation improvements to the first phase of construction. The next step is the approval by the Land Use and Housing Committee that may occur as soon as late October or November. Board approval of the LRPC letter is timely for community and Board input to the LU&HC.

Javier stated the letter focuses on the large volume of increased traffic associated with the project and unmitigated traffic impacts. Javier also stated the proposed mitigation of employee's bus passes and shuttle service is not proven and does not guarantee a reduction of traffic and is speculative.

Paul G requested that the letter include a statement concerning transportation phasing. Paul asked that the bus transportation improvements be included in the first phase.

Christine mentioned that Midway Rising is proposing to build a majority of low income (affordable housing) in the second phase. Christine requested that the letter include a statement that Midway Rising set aside as a minimum 10% of the housing units to 65% AMI or 20% at 805AMI or lower for each phase.

Paul G motioned to approve the letter with the addition of a section on including more

affordable housing in Phase 1 and to move the transportation improvement projects to Phase 1. Sam L seconded the motion.

The motion was unanimously approved. Christine agreed to implement the amendment changes to the letter.

E. Information Items.

E.a. Update on responses to PCPB's comments on Midway Rising SEIR (Javier Saunders)

Javier walked the committee thru the City's responses to the Board Comments. Javier thanked the committee for the thoughtful comments and excellent work to the SEIR comments. Many other organizations had similar and consistent comments on the traffic, infrastructure and housing. Javier mentioned that many of the City traffic responses did not provide justification or supporting studies nor documentation for their response which leaves the SEIR vulnerable to litigation. No action on this item was required.

Meeting adjourned 19:19